

LOUDOUN COUNTY PLANNING COMMISSION

SUMMARY AGENDA

MONDAY, FEBRUARY 22, 2010

6:00 PM PUBLIC HEARING

LOCATION: BOARD ROOM

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, VA, on **MONDAY, FEBRUARY 22, 2010**, at **6:00 p.m.** to consider the following:

REVIEW AND RENEWAL, MODIFICATION OR TERMINATION OF THE NEW OAKHILL AGRICULTURAL AND FORESTAL DISTRICT

The current term of the New Oakhill Agricultural and Forestal District will expire on April 15, 2010. The District has a four-year term and a lot subdivision minimum of 40 acres. Pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County, the Board of Supervisors has directed staff, the Agricultural District Advisory Committee (ADAC) and the Planning Commission to conduct a review in order to determine whether to continue, modify, or terminate the District. Parcels currently in the District lie within an area generally south of the Goose Creek, west of Watson Road (Route 860), north of the boundary with Fauquier County, and east of Aldie Dam Road (Route 632), Snickersville Turnpike (Route 734), and Oatlands Road (Route 650), within the Blue Ridge and Dulles Election Districts.

During this review, land within the District may be withdrawn, in whole or in part, at the owner's discretion by filing a written notice with the Board of Supervisors at any time before the Board acts to continue, modify or terminate the District. Landowners of the following parcels, currently enrolled in the New Oakhill Agricultural and Forestal District, were notified by certified first class mail of the District review.

Parcel Listings

PIN #	Tax Map Number	Acres	PIN #	Tax Map Number	Acres
281358064000	/76//11/////3E	6.23	358470197000	/75//12/////3/	15.73
321154289000	/90////////14A	1.5	358489730000	/75//15///A2B/	6.7
321254780000	/90////////11/	6.94	359399276000	/89////////11/	1042.81
323260591000	/90////////24/	68.28	360153941000	/89////////8F	6
323388175000	/90/A/1/////9/	9.39	361175558000	/89///1/////N/	10.48
356271924000	/75///4///A2/	22.03	361283384000	/89////////17B	1
356373239000	/75///4///B/	22.5	361359735000	/89//10/////1/	11.19
357160725000	/75////////26/	50	361368286000	/89////////18D	9.63
357162966000	/75///1/////1/	13.79	361483158000	/89///8///11A	158.84
357179003000	/75//12/////4/	15.77	362352070000	/89//2/////3/	11
357186979000	/75///7/////3/	34.85	393196740000	/75////////25/	62.44
358368524000	/75////////28/	133.95	393203151000	/75////////25B	10
358450840000	/75//12/////1/	6.44	393203295000	/75///5/////1/	14.64
358454465000	/75///1/////6/	15.65	396107176000	/89////////8E	11.11
358455231000	/75//12/////2/	6.65	398291870000	/98//6/////A/	28.34

Any owner of additional qualifying land may apply for inclusion in the New Oakhill Agricultural and Forestal District within thirty (30) days from the date of the first publication of this notice, or, with consent of the Board

of Supervisors, at any time before the Public Hearing that the Board must hold to review the District and any new applications. Applications for the addition of land to the New Oakhill Agricultural and Forestal District shall be filed with the Loudoun County Board of Supervisors and referred to the Planning Commission pursuant to Chapter 43, Title 15.2 of the Code of Virginia. Any owner who applies for inclusion in the District may withdraw his land, in whole or in part, by filing written notice with the Board of Supervisors at any time before the Board of Supervisors acts pursuant to Sections 15.2-4309 and 15.2-4310 of the Code of Virginia.

Additional qualifying lands may be added to an already created district at any time upon separate application pursuant to Chapter 43, Title 15.2 of the Code of Virginia.

The ADAC held a public meeting on January 5, 2010, to consider whether to continue, modify or terminate the New Oakhill Agricultural and Forestal District and to consider any applications for the addition of land to the District. The report of the ADAC will be considered by the Planning Commission, along with new applications and any proposed modifications, at its public hearing.

In accordance with Section 15.2-4307 of the Code of Virginia, the applications are on file and open to public inspection at the County Government Center, Department of Economic Development, 1 Harrison Street S.E., 5th Floor, Leesburg, Virginia, Monday through Friday, 9:00 am until 4:30 pm or call (703) 777-0426.

ZMOD 2004-0001
LOUDOUN STATION COMPREHENSIVE SIGN PLAN
(Zoning Ordinance Modification)

Comstock Loudoun Station, L.C. of Reston, Virginia, has submitted an application for a special exception to modify the applicable provisions of Section 5-1204 of the Revised 1993 Zoning Ordinance to implement a Comprehensive Sign Package that proposes changes to the permitted number and size of signs. The property is being developed pursuant to ZMAP 2002-0005, Loudoun Station, in the Planned Development-Transit Related Center (PD-TRC) zoning district. The property is also located within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. The modification to the sign regulations applicable to a Planned Development District is authorized by special exception under Section 6-1511(B)(5) and is reviewed in accordance with Section 5-1202(E). The property is approximately 40 acres in size and is located on the southwest side of Shellhorn Road (Route 643), southeastward of Ashburn Village Boulevard (Route 772), northwestward of Loudoun County Parkway (Route 607), on the northeast side of the Dulles Greenway (Route 267) in the Dulles Election District. The property is more particularly described as follows:

TAX MAP NUMBER	PIN #	PARCEL ACREAGE	TAX MAP NUMBER	PIN #	PARCEL ACREAGE
/79/P/1////1/	088-16-7575	0.90	/79/P/5////2/	089-46-1316	0.72
/79/P/1////2/	089-46-8658	0.83	/79/P/6////1/	089-46-2408	0.35
/79/P/1////3/	089-46-7548	0.77	/79/P/6////2/	089-46-2700	0.44
/79/P/1////4/	089-46-6163	0.70	/79/P/7////1/	089-46-3894	0.38
/79/P/2////1/	089-47-0533	0.96	/79/P/7////2/	089-46-4287	0.41
/79/P/2////2/	089-47-1719	0.81	/79/P/8////1/	089-46-5476	0.87
/79/P/2////3/	089-47-0508	0.14	/79/P/8////2/	089-36-6561	1.06
/79/P/2////4/	089-46-9226	1.59	/79/P/9////A/	089-46-9208	1.29
/79/P/3////1/	089-46-7413	0.35	/79/P/9////B/	089-46-6740	0.44
/79/P/3////2/	089-46-8994	1.47	/79/P/9////C/	089-46-5314	0.73
/79/P/3////3/	089-46-7684	1.26	/79/P/9////D/	089-46-6583	0.53
/79/P/3////4/	089-46-6102	0.67	/79/P/9////E/	089-46-2227	0.47
/79/P/4////1/	089-46-4753	0.87	/79/P/9////F/	089-46-1809	0.17
/79/P/4////2/	089-46-5834	0.72	/79/P/9////G/	089-46-4582	0.17

/79/P/4////3/	089-46-4224	0.93	/79/P/9////H/	089-46-2993	0.17
/79/P/4////4/	089-46-2840	1.27	/79//2////1/	089-36-2659	6.67
/79/P/5////1/	089-46-0327	0.83	/79//2////2/	089-45-8208	10.17

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) and the Toll Road Plan which designate this area for Keynote Employment and Business uses, and Transit-Oriented Development, and recommend residential development at densities up to 50 dwelling units per acre and non-residential development up to a Floor Area Ratio (FAR) of 2.0 at the Rail Phase.

ZMOD 2008-0017
BELMONT EXECUTIVE CENTER COMPREHENSIVE SIGN PLAN
(Zoning Ordinance Modification)

Belmont Land, L.P., Toll Land XV Limited Partnership, and Episcopal Church on Belmont, all of Ashburn, Virginia, have submitted an application for a special exception to modify the applicable provisions of Section 5-1204 of the Revised 1993 Zoning Ordinance to implement a Comprehensive Sign Package that proposes changes to the permitted number, size, height, location, and illumination of signs. The property is being developed pursuant to ZMAP 1996-0003/ZCPA-1996-0002/SPEX-1996-0005, Belmont, and ZMAP 1997-0009 & SPEX 1997-0017, Belmont Executive Center, in the PD-CC-CC (Planned Development-Commercial Center-Community Center), PD-OP (Planned Development-Office Park), and PD-H4 (Planned Development-Housing) zoning districts. The property is also located partially within the FOD (Floodplain Overlay District) and partially within the QN (Quarry Notification) Overlay District-Luck Note Area. The modification to the sign regulations applicable to a Planned Development District is authorized by special exception under Section 6-1511(B)(5) and is reviewed in accordance with Section 5-1202(E). The subject property is approximately 432 acres in size and is located on the south side of Harry Byrd Highway (Route 7), on the east side and east of Belmont Ridge Road (Route 659), on the west side and west of Ashburn (Route 641), and along Russell Branch Parkway (Route 1061) in the Broad Run Election District. The property is more particularly described as follows:

TAX MAP NUMBER	PIN #	ADDRESS	ZONING	ACRES
/62/M10/LBPP/	083-17-8172	43900 Russell Branch Parkway, Ashburn, Virginia	PD-OP	4.02
/62////////22/	083-37-1744	43600 Russell Branch Parkway, Ashburn, Virginia	PD-OP	8.26
/62/M10/LBOO1	083-17-2087	not assigned	PD-CC-CC	17.97
/62////////16/	083-37-8701	not assigned	PD-OP	26.87
/62////////23/	083-27-1064	19775, 19785, 19795, and 19805 Belmont Executive Plaza, Ashburn, Virginia; and 43555 Russell Branch Parkway, Ashburn, Virginia	PD-OP	30.87
/62////////24/	083-35-9224	19609, 19661, and 19673 Belmont Manor Lane, Ashburn, Virginia; 20071 Medalist Drive, Ashburn, Virginia; 43305 and 43750 Tournament Parkway, Ashburn, Virginia; 19508 Belmont Ridge Road, Ashburn, Virginia; and 43170 Gloucester Parkway, Ashburn, Virginia	PD-H4, PD-OP	343.87

The property is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) and the Retail Policy Plan which designate this area for Residential and Keynote Employment uses, and recommend residential development at densities up to 4 dwelling units per acre and nonresidential development at a Floor Area Ratio (FAR) up to 1.0.

CMPT 2010-0001
DULLES INDUSTRIAL PARK SOUTH LOT 1
(Commission Permit)

Dulles South Properties, LLC of Rockville, Maryland, and AmeriGas, Inc. of Ranson, West Virginia, have submitted an application for Commission approval to permit two 30,000-gallon storage tanks for distribution and storage of propane gas in the MR-HI (Mineral Resource-Heavy Industry) zoning district. The property is located within the AI (Airport Impact) Overlay District, within the Ldn 65 or higher aircraft noise contour. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use requires a Commission Permit in accordance with Section 6-1101. The area of the proposed use is an approximately 0.97 acre portion of a 4.52 acre parcel that is located on the north side of Wade Drive (Route 873), approximately 0.5 mile north of the intersection of Pleasant Valley Road (Route 609) and John Mosby Highway (Route 50) at 44176 and 44180 Wade Drive, Chantilly, Virginia, in the Dulles Election District. The property is more particularly described as Tax Map Number 102///1/////1/ (PIN# 097-40-7676). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)) as amended by the Arcola Area/Route 50 Corridor Plan, which designate this area for industrial uses.

CMPT 2009-0006, SPEX 2009-0020, SPEX 2009-0033
LOUDOUN WATER – WATER STORAGE FACILITY
(Commission Permit and Special Exception)

The Loudoun County Sanitation Authority (d/b/a Loudoun Water) of Ashburn, Virginia, has submitted applications for Special Exceptions and Commission approval to permit conversion of a stone quarry to a public water storage tank in the MR-HI (Mineral Resources-Heavy Industry) and FOD (Floodplain Overlay District-Major Floodplain) zoning districts. The property is also located partially within QN (Quarry Notification) Overlay District-Luck Quarry. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 3-1004(CC) and Section 4-1506(D), and requires a Commission Permit in accordance with Section 6-1101. The area of the proposed special exceptions is an approximately 34.71 acre portion of a 80.61 acre parcel and is located on the west side of Belmont Ridge Road (Route 659), on the north side of the W&OD Trail, about 0.5 mile south of the intersection of Belmont Ridge Road and Gloucester Parkway (Route 2150) at 42987 Jack Pit Lane, Ashburn, Virginia, in the Broad Run Election District. The property is more particularly described as Tax Map Number /61/////////29/ (PIN# 114-25-6156). The area is governed by the policies of the Revised General Plan, (Suburban Policy Area (Ashburn Community)) which designate this area for Extractive Industry uses.

Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2nd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0397, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning at 703-777-0246.

Citizens are encouraged to call the Department of Planning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning at 703-777-0246. Please provide three days' notice.